



**Address:** [601 WESTVIEW AVE](#)  
**City:** FORT WORTH  
**Georeference:** 43790-7-14  
**Subdivision:** TRINITY HEIGHTS-FT WORTH ISD  
**Neighborhood Code:** M4C02B

**Latitude:** 32.7531126199  
**Longitude:** -97.3781011438  
**TAD Map:** 2036-392  
**MAPSCO:** TAR-075C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TRINITY HEIGHTS-FT WORTH  
ISD Block 7 Lot 14

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** B

**Year Built:** 1965

**Personal Property Account:** N/A

**Agent:** TARRANT PROPERTY TAX SERVICE (00065)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$420,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03181189

**Site Name:** TRINITY HEIGHTS-FT WORTH ISD-7-14

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,505

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,636

**Land Acres<sup>\*</sup>:** 0.1523

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

C LAZY T ENTERPRISES LP

**Primary Owner Address:**

3535 W 7TH ST  
FORT WORTH, TX 76107-2531

**Deed Date:** 1/23/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224069837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LLEWELLYN J CARTER	9/13/2018	<a href="#">D218204922</a>		
BRUCE AARON;BRUCE ELIZABETH	6/19/2015	<a href="#">D215133620</a>		
SELL ROBERT J	6/28/2013	<a href="#">D213170904</a>	0000000	0000000
V FINE HOMES LP	7/11/2005	<a href="#">D205221576</a>	0000000	0000000
BROOKS CHRISTOPHER R	12/29/1997	00130280000255	0013028	0000255
SANDELIN EDWARD;SANDELIN K D SANDELI	4/9/1987	00089080001982	0008908	0001982
MASSAD WILLIAM	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$164,920	\$199,080	\$364,000	\$364,000
2024	\$220,920	\$199,080	\$420,000	\$413,521
2023	\$145,521	\$199,080	\$344,601	\$344,601
2022	\$139,920	\$199,080	\$339,000	\$339,000
2021	\$111,432	\$199,080	\$310,512	\$310,512
2020	\$134,963	\$200,000	\$334,963	\$334,963

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.